

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Beacon Hill Road, 30' W of
the c/l of Gwynn Lake Drive
(1 Beacon Hill Road)
2nd Election District
1st Councilmanic District

Tom G. Scherr
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-253-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1 Beacon Hill Road, located in the Gwynn Lane Park subdivision in the vicinity of Woodlawn. The Petition was filed by the owner of the property, Tom G. Scherr. The Petitioner seeks relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 5 feet each in lieu of the required 10 feet and 30 feet, respectively in a D.R. 5.5 zone, for a proposed 9' x 6'4" addition in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

MICROFILM

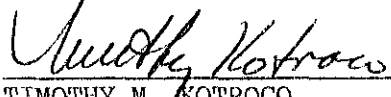
RECEIVED
By
2/2/96

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 5 feet each in lieu of the required 10 feet and 30 feet, respectively in a D.R. 5.5 zone, for a proposed 9' x 6'4" addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 2/22/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 22, 1995

Mr. Tom G. Scherr
1 Beacon Hill Road
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Beacon Hill Road, 30' W of the c/l of Gwynn Lake Drive
(1 Beacon Hill Road)
2nd Election District - 1st Councilmanic District
Tom G. Scherr - Petitioner
Case No. 95-253-A

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

95-253-A
to the Zoning Commissioner of Baltimore County

for the property located at #1 BENCON HILL ROAD
which is presently zoned DR1.5.S

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B O 2 . 3 C . 1 to Allow a Side &

REAR YARD SETBACK OF 5' EACH IN LIEU OF THE REQUIRED 10' & 30'
IN A DR. 5.S. ZONE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

To Enlarge Kitchen for a growing family
Addition must be in proposed area to attach to
EXISTING KITCHEN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

BALTO MD.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of JAN, 19 95 that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM # 246
MICROFILMED

ORDER RECEIVED FOR FILING

Date 1/10/95

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do presently reside at 1 BEACON HILL ROAD
address
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

TO ENLARGE Kitchen for growing family
Addition must be in proposed AREA TO ATTACH
to EXISTING kitchen

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Tom Scherr
(signature)
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

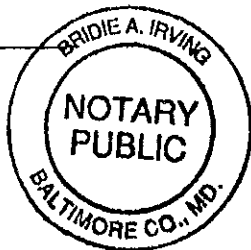
I HEREBY CERTIFY, this 17th day of JANUARY, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tom Scherr

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1/17/95
date



Bridie A. Irving
NOTARY PUBLIC
My Commission Expires: 12/31/95

ZONING DESCRIPTION FOR 1 BEACON HILL ROAD

BEGINNING AT A POINT ON THE NORTH WEST
SIDE OF BEACON HILL ROAD WHICH IS ~~40'~~
WIDE AT THE DISTANCE OF 30' WEST
OF THE CENTERLINE OF THE NEAREST IMPROVED
INTERSECTING STREET GWYNNAKE DRIVE
WHICH IS 54.5 FT. WIDE. BEING LOT #62,
IN THE SUBDIVISION OF GWYNNAKE PARK
AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK #12, FOLIO #62 CONTAINING
6,996.00 ~~sq~~. ALSO KNOWN AS "1 BEACON HILL
ROAD AND LOCATED IN THE "2 ELECTION
DISTRICT, "1 COUNCILMANIC DISTRICT.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

93-253-17

District: Ind Date of Posting: 2/3/95

Posted for: Variance

Petitioner: Tom G. Scherr

Location of property: 1 Beacon Hill Rd, s/s

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by: M. Stealy Date of return: 2/10/95
Signature

Number of Signs: 1





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-253-A

Account: R-001-6150

Number

246.

Date

1-18-95.

Town SEHER. #1 BENCON HILL RD.

CIC - Res. VARIANCE (ADJUD.) \$150

OSC: 1 SIGN.

\$35

\$185.

UNRECORDED

DIAGNOSTIC

\$185.00

BA 001040A01-13-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: Tom Scherr

Location: 1 Beacon Hill rd Balt MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Tom Scherr

ADDRESS: Same

PHONE NUMBER: 410 - 521 3744

AJ:ggs

246

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 3, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-253-A (Item 246)
1 Beacon Hill Road
S/S Beacon Hill Road, 30' W of c/l Gwynn Lake Drive
2nd Election District - 1st Councilmanic
Legal Owner(s): Tom G. Scherr

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 6, 1995. The closing date (February 21, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Tom G. Scherr

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 13, 1995

Mr. Thomas G. Scherr
1 Beacon Hill Road
Baltimore, Maryland 21207

RE: Item No.: 246
Case No.: 95-253-A
Petitioner: Tom Scherr

Dear Mr. Scherr:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 10, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP 1105

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF FEB. 6, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 244, 252, 253, 254, 255,
256, 257, 258, 259, 260, 261 AND 263.

RECEIVED

FEB 8 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: February 2, 1995

FROM: Pat Keller, Director
 Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 245, (246), 256, 258, 259, and 260

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL:lw



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

2-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *246 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

JAN 17, 1995

To Whom It May Concern

The undersigned have no objections
to the addition of kitchen that Tom Scherr
is intending to build at his residence
known as #1 Beacon Hill Road

Oskar Munn

14 Gwynn Lake Dr.

(NOTE: THIS IS NEIGHBOR ON THE SAME
CORNER BUT FACING GWYNN LAKE DRIVE

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1 BEAGON HILL ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

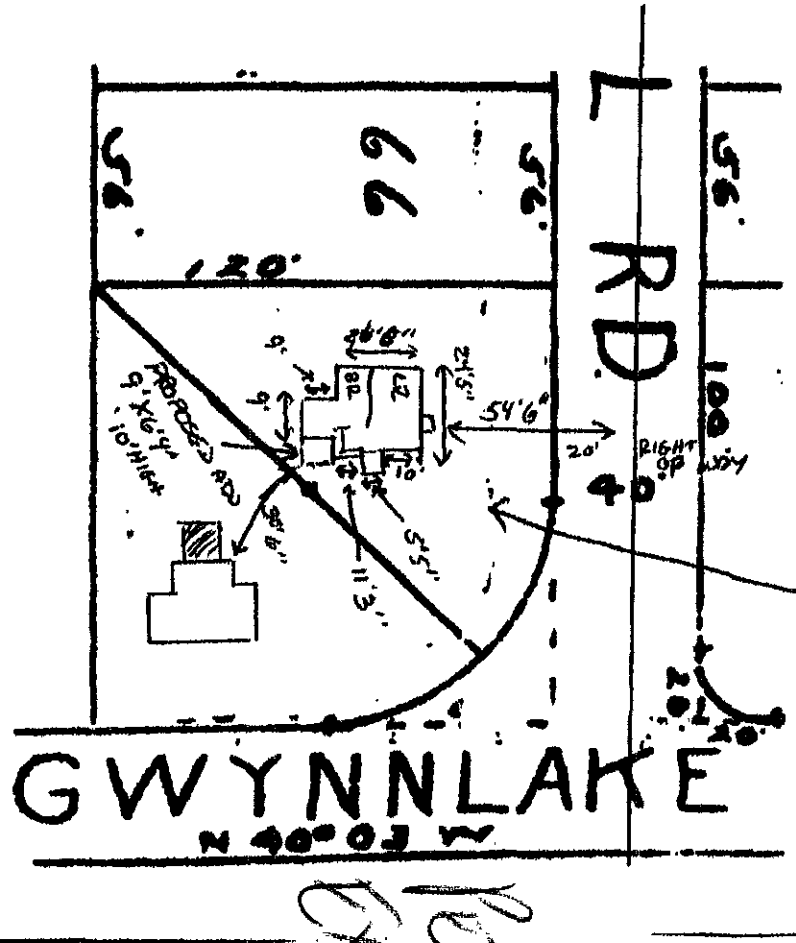
Subdivision name: GWYNNA LAKE PARK

plat book # 12, folios 62, lot # 67, section # 1

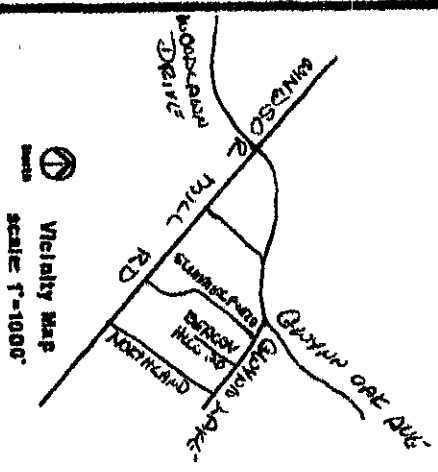
OWNER: THOMAS G. SCHERER

95-253-A

LOT 67



GWYNN LAKE



Vicinity Map
Scale 1"=1000'

LOCATION INFORMATION

Election District: 2

Councilmanic District: 1

1"=200' scale map: NW 3-F

Zoning: DR-5.5

Lot size: 6,996.00 square feet

- SEWER: ☒ public ☐ private
- WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

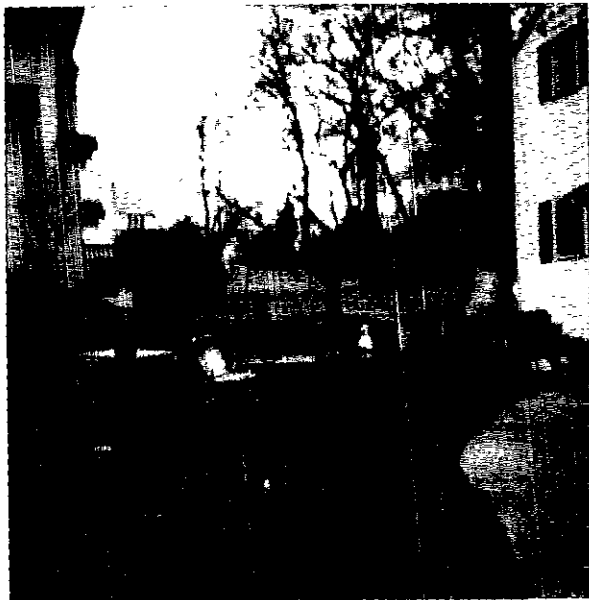
246



North

date: 12/1/87
prepared by: 246

Scale of Drawing: 1"=50'



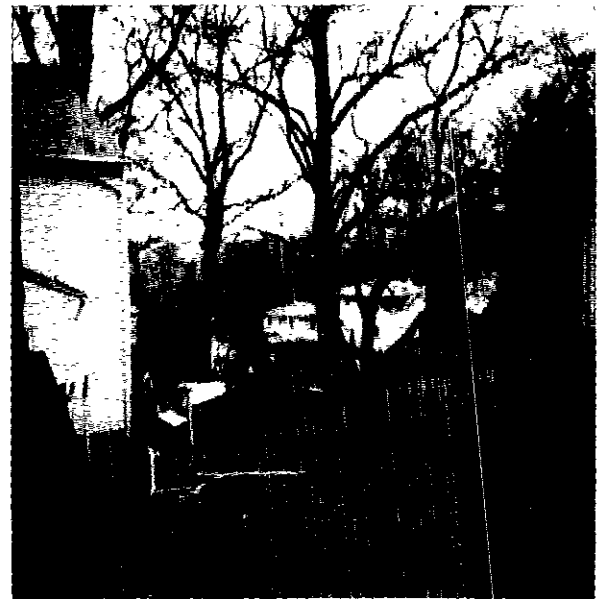
NOTE STAKES
VIEW FROM #1 BEACON HILL
SIDE YARD ZCC



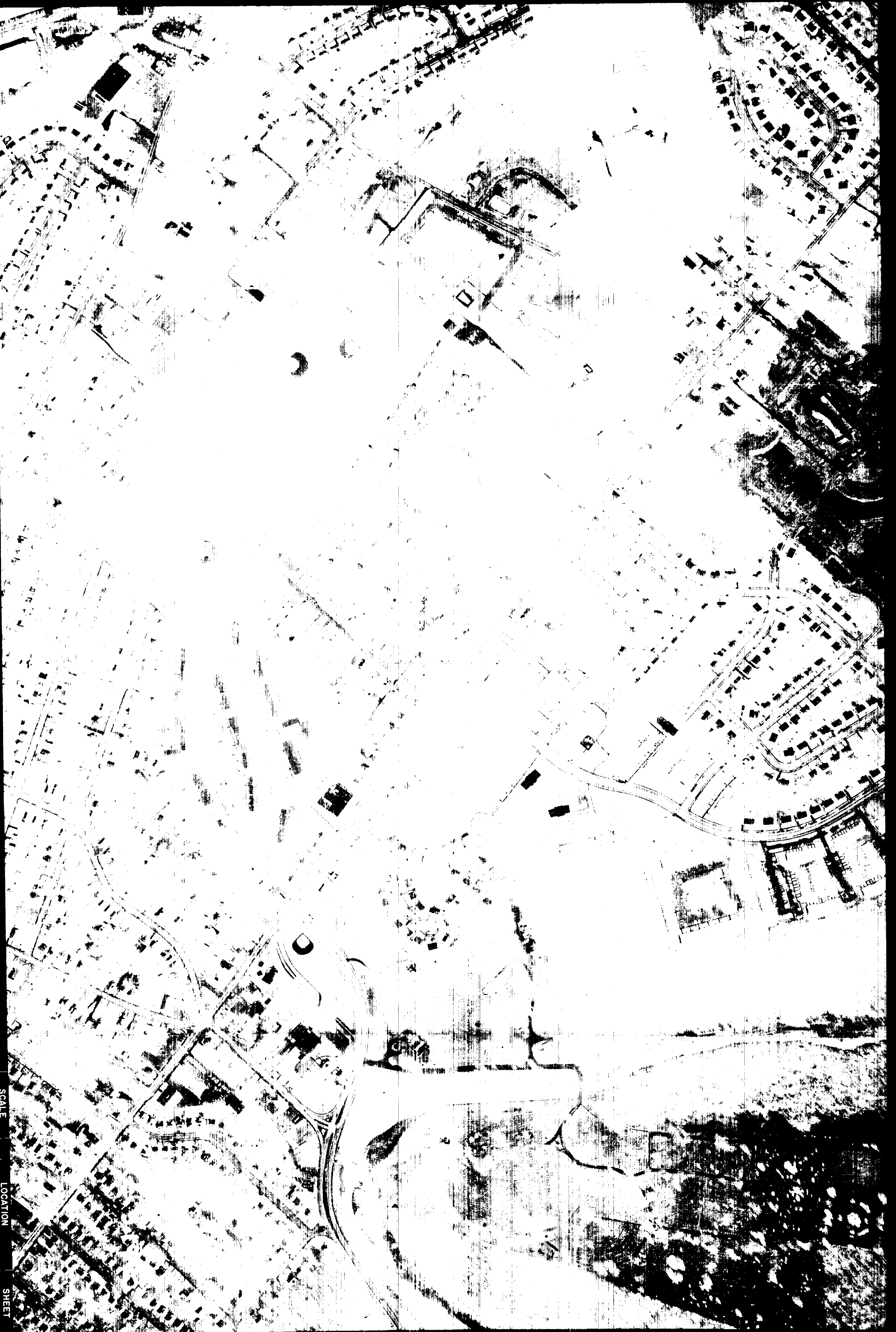
VIEW FROM ACROSS STREET
OFF GWYN LAKE DRIVE ZCC



NOTE STAKES
VIEW FROM NEIGHBORS HOUSES ZCC



NOTE STAKES
VIEW FROM NEIGHBORS
~~THE~~ BACK YARD ZCC



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

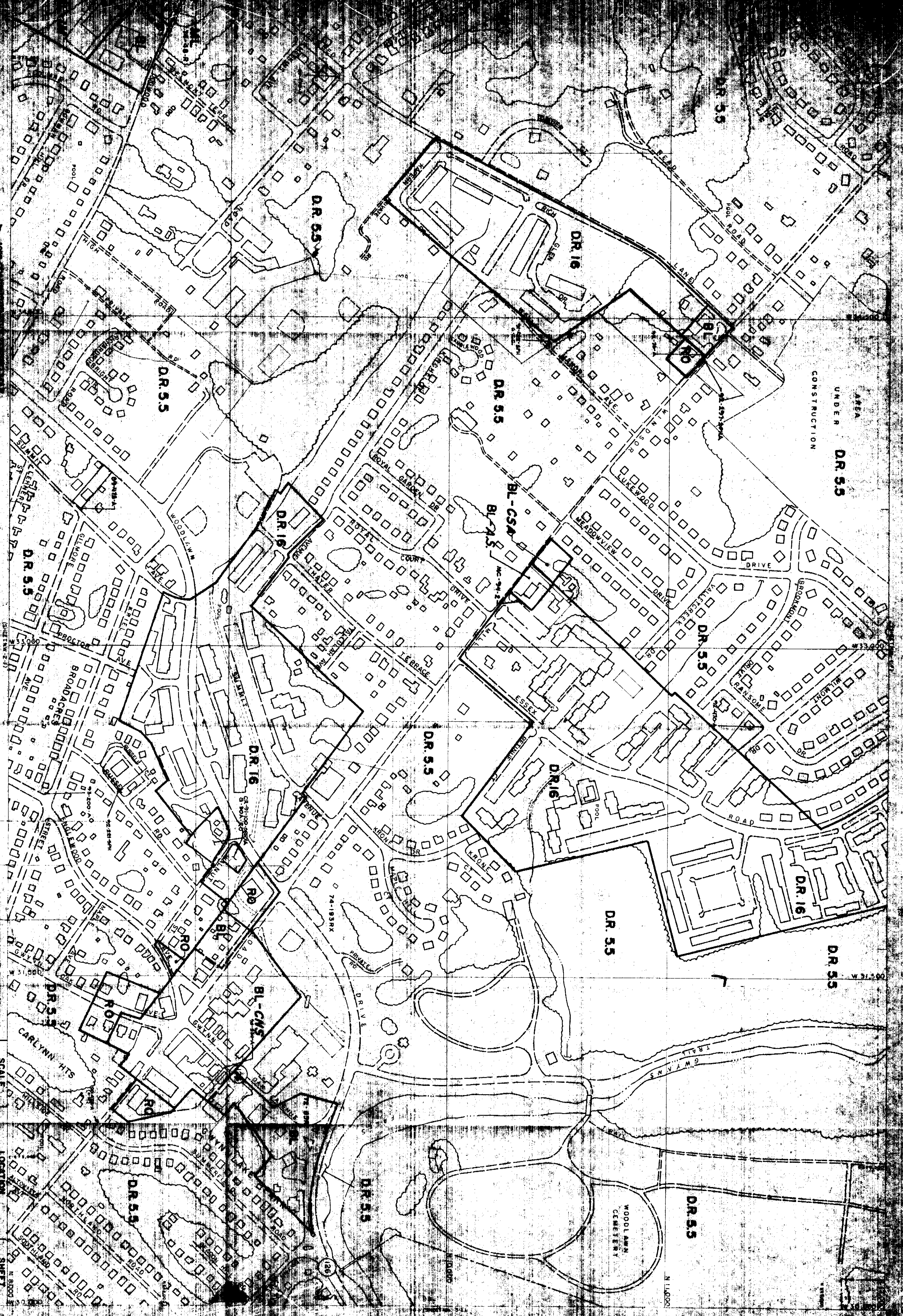
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MICROFILMED	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	WOODLAWN	3-F



246

95-253-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1972 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On 11, 1972

1" = 200' SCALE
DATE OF PHOTOGRAPH 4/78

LOCATION SHEET
WOODLAWN
N.K.
3-E

95-253-A

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Beacon Hill Road, 30' W of
the c/l of Gwynn Lake Drive
(1 Beacon Hill Road)
2nd Election District
1st Councilmanic District
Tom G. Scherr
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-253-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1 Beacon Hill Road, located in the Gwynn Lane Park subdivision in the vicinity of Woodlawn. The Petition was filed by the owner of the property, Tom G. Scherr. The Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 5 feet each in lieu of the required 10 feet and 30 feet, respectively in a D.R. 5.5 zone, for a proposed 9' x 6'4" addition in accordance with the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 5 feet each in lieu of the required 10 feet and 30 feet, respectively in a D.R. 5.5 zone, for a proposed 9' x 6'4" addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 22, 1995

Mr. Tom G. Scherr
1 Beacon Hill Road
Baltimore, Maryland 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Beacon Hill Road, 30' W of the c/l of Gwynn Lake Drive
(1 Beacon Hill Road)
2nd Election District - 1st Councilmanic District
Tom G. Scherr - Petitioner
Case No. 95-253-A

Dear Mr. Scherr:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1 Beacon Hill Road
which is presently zoned DW.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 & 1802.3.D.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit side and rear yard setbacks of 5 feet each in lieu of the required 10 feet and 30 feet, respectively in a D.R. 5.5 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

*To enlarge kitchen for growing family
Addition must be in proposed area to attach to
existing kitchen*

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
Tom G. Scherr
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Attorney for Petitioner: _____
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Name, Address and phone number of representative, if to be contacted: _____
Name: _____ Address: _____ Phone No: _____

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, to be held on the _____ day of _____, 1995, at _____ o'clock, in the _____ room of the _____ of Baltimore County, and that the property be posted.

Reviewed By: _____ Date: _____
Forwarded Posting Date: _____
Printed with Soybean Ink on Recycled Paper
ITEM # 246

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at 1 Beacon Hill Road
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include hardship or practical difficulty)

*To Enlarge Kitchen for growing family
Addition must be in proposed area to attach
to existing kitchen*

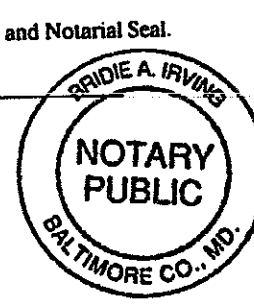
That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Tom Scherr
Type or print name: _____
Signature: _____
Signature: _____
Type or print name: _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 17th day of February, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Tom Scherr

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Date: 2/17/95
My Commission Expires: 12/31/95



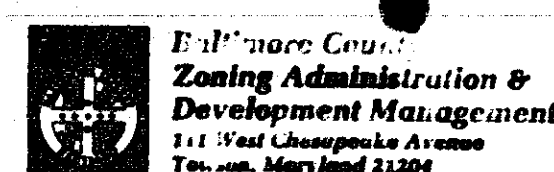
ZONING DESCRIPTION FOR 1 BEACON HILL ROAD

Beginning at a point on the North West side of Beacon Hill Road which is 46' wide at the distance of 30' west of the centerline of the nearest improved intersecting street Gwynn Lake Drive which is 54.5 ft wide. Being lot #62, in the subdivision of Gwynn Lake Park as recorded in Baltimore County Plat Book #12, Folio #62 containing 6,996.00 sq. ft. Also known as "1 Beacon Hill Road and located in the 2nd Election District, "1 Councilmanic District.

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Posted for: Variance Date of Posting: 2/21/95
Petitioner: Tom G. Scherr
Location of property: 1 Beacon Hill Rd, 46'
Location of Sign: Along road by 12th St. on property being posted
Remarks: _____
Posted by: Michelle Date of return: 2/14/95
Number of Signs: 1



Date: 1-18-95
Tom Scherr, #1 Beacon Hill Rd.
CIC Res. Variance (Adm.) \$50
OSC 1 Sign \$35
\$85

receipt

95-253-A
Account: 9-001-4150
Number: 246

01A0100104M1CHMC \$85.00
PA 00101404MD1-18-95
Please Make Checks Payable To Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

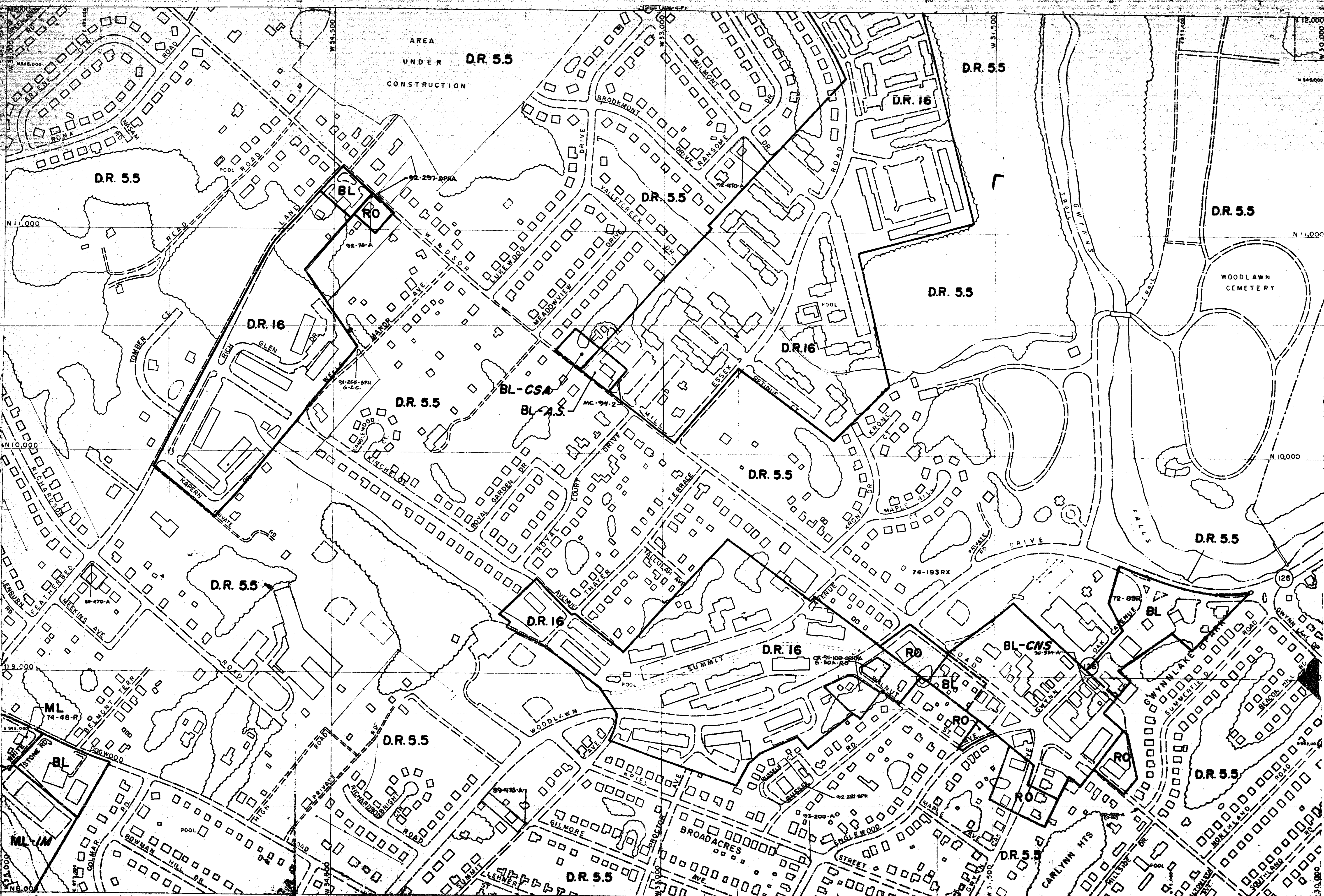
Item No.: _____
Petitioner: Tom Scherr
Location: 1 Beacon Hill Rd Baltimore MD 21207
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Tom Scherr
ADDRESS: Same

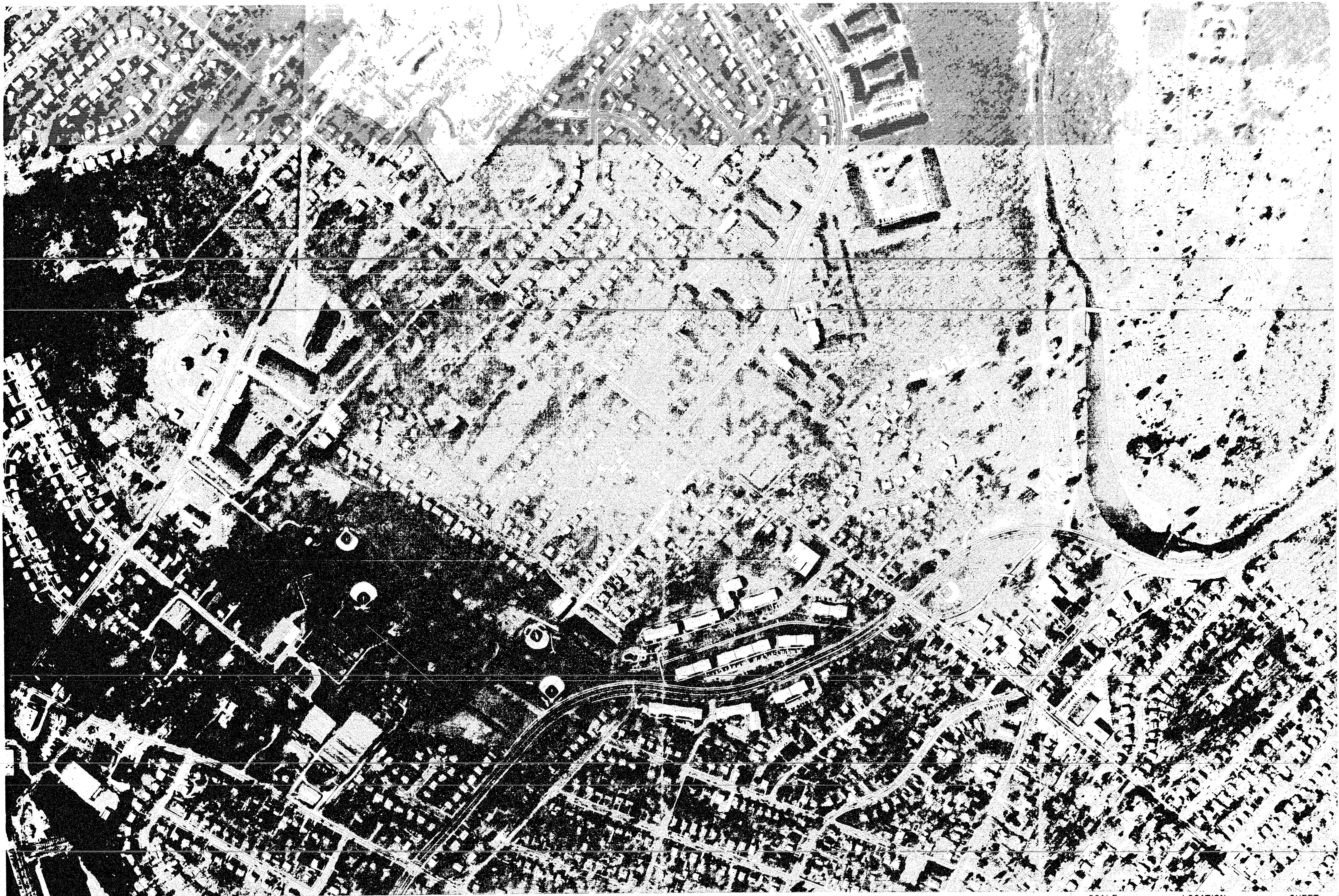
PHONE NUMBER: 410-521-3744

AJ:ggg

(Revised 04/09/93)

VIEW FROM ACROSS STREET
OFF GWYNNE LAKE DRIVE





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	WOODLAWN	N.W. 3-F
DATE OF PHOTOGRAPHY JANUARY 1986		

95-253-A

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MICROFILM